



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

FEBRUARY 3, 2005

**PRESENT:** Fruit, Kennett, Martin, Pyle

**ABSENT:** Cain

**LATE:** None

**STAFF:** Senior Planner Linder, Associate Planner Tolentino

### REGULAR MEETING

Chairman Fruit called the meeting to order at 7:05 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

### MINUTES:

**DECEMBER 2, 2004: BOARD MEMBERS PYLE/MARTIN MOTIONED TO APPROVE THE DECEMBER 20, 2004 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** FRUIT, PYLE, MARTIN

**NOES:** NONE

**ABSTAIN:** KENNETT

**ABSENT:** CAIN

**SUBCOMMITTEE**

1. Capriano phase 6 BMR
2. Watsonville-Viale park details
3. McLaughlin-Morgan Station Lot 4
4. Barrett-Ditri soundwall
5. Condit-Mini-Golf
6. Monterey-Turretto
7. Sunnyside-Quail Creek plan 6

**BOARD MEMBERS HAD NO COMMENT ON THE SUBCOMMITTEE ACTIONS.**

**PLAN DETAIL**

1. SR-04-10: Digital – Venture Professional Center

**BY MINUTE ACTION, THE BOARD MOTIONED TO APPROVE THE PLAN DETAIL BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN**

**NEW BUSINESS**

**1. SITE REVIEW, SR-04-22: OLD MONTEREY-SANTA CLARA COUNTY FIRE DEPT.:**

A request for site, architectural and landscape approval for the replacement of two portable offices with a 1,120 square foot office building located at 18300 Old Monterey Road (El Toro Fire Station), in the “PF”, Public Facilities Zoning District. (Assessor’s Parcel Number 760-10-005)

**BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE RESOLUTION NO. 05-002 WITH THE ADDITION OF THE FOLLOWING CONDITIONS:**

1. The wood cap and base details shall be added to the column elements.
2. Minimum ½ inch score lines shall be added to the west and south elevations creating a wainscot effect on the building.
3. Prior to the issuance of a building permit, an original color board shall be provided to staff and the roof detail shall be amended to reflect staff’s recommendation.
4. Standard condition V C. shall be amended to require the installation of 3-5 redwood trees to screen the southern edge of the property.

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN**

2. **SITE REVIEW AMENDMENT, SRA-04-07: MORGAN HILL RDA/INDOOR RECREATION CENTER:** A request to amended the site review approval granted to the Morgan Hill Indoor Recreation Center proposed on a 8.49 acre site located on the north side of Edmundson Ave. at the south east side of Community Park, west of Little Llagas Creek. The proposed amendments include alterations to the approved site and landscape plans and alteration to the roof forms. (APN 767-18-025)

**BOARD MEMBERS MARTIN/KENNETT MOTIONED TO APPROVE RESOLUTION NO 05-003. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN**

The Board offered the following recommendations to the Council:

The landscape plan should be revised to address the following:

- The native plants proposed are very expensive purchase and maintain (weeding). A more cost effective plan should be considered.
- The proposed plan will intensify the industrial look of the building.
- The large expanses of bark should be reconsidered to the high maintenance and annual replacement costs.
- The California Sycamore trees proposed in the parking lot area should be the Platinus Acerfolia variety.
- Turf areas should be added around the pick-up/drop off areas. The plantings proposed at these locations will not withstand foot traffic.
- The south westerly corner of the site should include some kind on entry statement. A plan should be developed which includes a large tree, boulders, native grasses etc. The City should seek community contributions to provide plant material and installation.

3. **EXTENSION OF TIME, EOT-04-11(SR-00-37): MONTEREY-SCOFFONE:** A request for a one year extension of time on the approval of a façade change to an existing commercial building located at 17330 Monterey Road.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO 05-004. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN**

4. **ZONING AMENDMENT, ZA-04-12: COCHRANE-DINAPOLI/BROWMAN:** A request for preliminary ARB review and comment on a sub-regional commercial shopping center proposed at the northeast quadrant of Cochrane Road and Highway 101.

**THE BOARD OFFERED THE FOLLOWING COMMENTS:**

**Site Plan**

1. There was a general consensus from the Board that the overall Site Plan is on the right track.
2. The Site Plan has promise with the main boulevard concept and plaza areas.
3. Some concern was expressed that the Site Plan may not be pedestrian friendly.
4. Buildings need to be staggered; avoid lining up majors and pad and shop buildings.
5. Provide variety in the Site Plan layout (for example: big box in one area, boutique shops in other, and entertainment in other)

**Architecture**

1. Architecture looks very urban and post-modern.
2. Post-modern style is too stark and discordant with character of Morgan Hill.
3. People move to Morgan Hill to get away from the urban setting.
4. Try to capture more of the Morgan Hill community character.
5. Look at the downtown for guidance.
6. Try to get away from post-modern and move towards traditional forms with 'new' elements.
7. Architecture should "put a stamp" that this is Morgan Hill.
8. Like theater design because it is unique.
9. Provide partial roof elements; don't want all parapets.
10. Board is willing to consider buildings greater than 30 feet tall.
11. PUD language should be worded so as not to be too restrictive; don't want to lock in the project in the future

**Landscaping**

1. Board liked the screen trellis along Mission View Drive, but was split with respect to the width of the landscape buffer. Boardmembers Fruit and Pyle were ok with 15-ft of landscaping; Boardmember Martin wanted the landscape buffer to transition with the nearby Mission Ranch landscape buffer; Boardmember Kennett wanted 30-ft of landscaping as required by the City-wide PUD standards.
2. Boardmember Kennett felt the project should comply with all landscape PUD requirements.
3. Boardmember Fruit liked the concept of focusing landscaping where people will 'use' it, and therefore, would be willing to accept deviations from PUD standards.
4. Boardmember Pyle reminded applicant that landscaping also includes hardscape areas including decorative paving, outdoor furniture, etc.

**General Comments**

1. Applicant should try to comply with all PUD standards, but Board is willing to consider deviations if it 'makes sense' and works towards the greater good of the project.
2. The freeway sign should work with the architecture of the center, and should not just be a plain pylon sign.

**DISCUSSION:**

City Projects: Staff requested feedback from the Board regarding the Board's roll in the approval of City projects. The Board agreed that their roll in City projects should be advisory to the City Council. The Board's recommendations should also be provided to the Council prior to the Council taking action.

County Development on Hillsides: Board member Kennett suggested that the City, as part of the Urban Limit Line Study, seek an agreement with the County to require City approval of any County development visible from the City of Morgan Hill. It was suggested that staff check with the City of Milpitas and Monte Sereno which currently have similar agreements with the County.

**ANNOUNCEMENTS:**

Invitation to attend the reception for the new Director Community Development

**ADJOURNMENT:** Chairman Fruit adjourned the meeting at 9:45 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**